

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, NOVEMBER 2, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:00 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Member Irons, Iverson & Lynch.

MEMBERS ABSENT: None.

STAFF PRESENT: Cathy Woodbury, Planning & Building Director, Cynthia Eliason Supervising Planner, Douglas Vu, Planner III, Dennis Brighton Planner III, Latisha Jackson, Recording Secretary.

MINUTES:

Minutes of the Regular Meeting of October 5, 2006.

M/S (Lynch, Miller) to approve the minutes of October 5, 2006 with corrections. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS:

1. **Certificate of Approval CA06-00012 – Li-Sheng Fu for Mohamed Elhashash – 1532 1/2 (1534) 9th Street.** The applicants are requesting a Certificate of Approval to alter more than thirty percent (30%) of the value of one historically designated single-family home, located at the above addresses for the purposes of remodeling and rehabilitating the building. The site is located at 1532 1/2 (1534) Ninth Street within an R-4, Neighborhood Residential Zoning District.

Cynthia Eliason, Supervising Planner, reviewed the staff report. Staff has found that despite the apparent age of the residence the building has no historical merit and should be considered to the Historical Building Study List. Staff is recommending approval of Certificate of Approval CA06-0012.

Chair Anderson opened the public hearing.

Thomas Towey, architect, spoke in favor of the project and made himself available to answer any questions the Board may have.

Chair Anderson closed the public hearing, and opened the floor to Board discussion.

Board Member Lynch spoke in favor of the new design. She commended the architect and Development Services for doing such a good job.

Chair Anderson agreed with Board Member Lynch.

M/S (Miller/Iverson) to approve the Certificate of Approval, CA06-0012, to alter more than thirty percent of the assessed value of 1532 ½ (1534) Ninth Street with the conditions as stated in draft Resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

2. Certificate of Approval - CA06-0029 – 1373 Mound Street - Applicant: Diane Bustos. The applicant is requesting a Certificate of Approval for the removal of one coast live oak tree (*Quercus agrifolia*) that is located in the front yard of the property. The tree is promoting hazardous conditions due to its proximity to the house. The site is located at 1373 Mound Street, within an R-1, One-Family Residence District. (DV)

Doug Vu, Planner III, presented the staff report. Staff is recommending approval of CA06-0029.

There were no speaker slips. Chair Anderson closed the public hearing and opened the floor to Board discussion.

Board Member Lynch asked about the fee that is charged for these applications and who keeps track of it. Ms. Woodbury stated that a fee of \$250.00, equal to the cost of two replacement Coast live oak trees, must be submitted to the Planning & Building Department, on behalf of the Recreation and Parks Department for the purchase and planting of these trees in a City Park. Planning Division staff will advise the Historical Advisory Board, in writing when the fee has been paid.

Chair Anderson was in favor of approving this application.

M/S (Anderson, Iverson) to approve the Certificate of Approval, CA06-0029, for the removal of one Coast Live Oak tree at 1373, with conditions as stated in draft Resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

3. Certificate of Approval - CA06-0031 - 433 Taylor Ave. - Applicant: Sally Harman. The applicant is requesting a Certificate of Approval to demolish more than thirty percent (30%) of a residential structure that was built prior to 1942 but is not on the Historic Building Study List. The site is located at 433 Taylor Avenue within an R-3, Garden Residential Zoning District. (DB)

Dennis Brighton, Planner III presented the staff report. Staff has received two letters regarding this application, which were included in the packet. Staff is recommending approval of CA06-0031.

Board member Lynch provided a page from the George Gunn book, Buildings of the Edwardian Period, which stated that the building was constructed in 1906.

Chair Anderson stated that the letter from the neighbor, which was included in their packet, refers to the concerns she has with the proposed plans, and questioned why there were no plans with the packet. How can this Board review the letter and listen to her concerns without reviewing the plans?

Ms. Woodbury stated that according to the City Attorney, people who attend public hearings often want to speak about a number of different things, which are outside of the Boards purview. In this case, the Board may direct staff to take this information and use it in the consideration of the Design Review.

Board Member Lynch stated that she had a different recollection of the conversation with the City Attorney. The Municipal Code states that the Historical Advisory Board charge is to ensure that new construction is harmonious with the surrounding neighborhood. The Historical Advisory Board is being asked to allow this demolition, without even knowing what is being proposed.

Chair Anderson stated that in order to make an intelligent decision, she would like to recommend that this item be continued until they receive more information.

Ms. Woodbury stated that when there are changes to a potentially historic building, then the Board is looking at the rehabilitation to make sure it is consistent with the guidelines that are in place. When it is a complete demolition, the Board is starting from scratch, and what is proposed is not a historic building. In this case, it is not the rehabilitation of an historic building, but completely new construction, which would be under the purview of staff or the Planning Board.

Board Member Irons stated that it is his understanding that Design Review is never under their purview.

Chair Anderson opened the public hearing.

Belva Short, 439 Taylor Ave., is not in favor of this project. Her main concern is with the landscaping plan, and the location of the trees.

In response to Vice-Chair Miller's question if she has concerns with the size of the proposed new structure, Ms. Short answered in the affirmative.

Sally Harmon, was present, and informed the Board that the right side of the structure would have very minimal demolition. Because it is a redwood structure she would like to preserve as much of the wood as possible. She informed the Board that staff said it was 100% demolition, because there was nothing historically worth saving.

Mr. Brighton stated that 100% demolition means that once the project is complete, nothing visible or recognizable will remain of the original house.

In response to Board Member Lynch's inquiry regarding how much of the original house will remain, Mr. Brighton stated approximately 20% of the structural elements will remain.

Chair Anderson closed the public hearing and opened the floor to Board discussion.

Vice-Chair Miller stated that since it is a 1906 colonial revival the age makes it historic. He stated that this house is historically significant.

Board Member Irons stated he is going to act within this Board's purview. He doesn't find any historical significance in this structure.

Board Member Lynch stated that she does not have enough information to make a decision.

Board Member Iverson stated that the house does have historic significance. She would like more information regarding what is proposed.

Chair Anderson stated that it is a historically significant house. She would like to see it restored to look like the original. She would also like to have more information on what is proposed.

Ms. Woodbury stated that the Board should have been provided the information that shows what would be remaining after the demolition.

M/S (Lynch, Iverson) to continue the discussion on Certificate of Approval, CA06-0031, for the demolition of more that 30% of an existing dwelling at 433 Taylor Avenue to the December 7, 2006 meeting, so that staff may provide the Board with further information. 3-2-0.

Ayes: 3; Noes: 2 (Miller, Irons); Absent: 0; Motion carries.

REPORTS:

4. Discussion regarding updating the City's Historical Monument webpage. (Board Member Lynch).

Board Member Lynch stated that one of the Board's responsibilities is to educate the public about the historic and architectural resources we have in Alameda. She has been writing articles for the Alameda Sun about the history of each of our Monuments and would like those articles, along with images linked to the Monument page on our City website. She has submitted two examples of her articles and is asking for the Board's input.

Secretary Eliason stated that staff will look into linking her articles to the website and if there are any costs involved.

Chair Anderson thanked Board Member Lynch for bringing this before the Board. She hopes that this will make more people aware of the importance of our neighborhoods.

Chair Anderson would also like to see the Historical Building Study List updated.

Secretary Eliason stated that staff is aware that the study list should be updated. This is a huge job, and would need to be outsourced. It is not in our funding right now. Once the revised Historical Preservation Ordinance is adopted, then we can work on additional preservation projects.

WRITTEN COMMUNICATIONS: (Discussion only)

Chair Anderson received a letter from Carlo Ramos regarding restoring or replacing the historic streetlights in Alameda.

Secretary Eliason stated she would forward a copy of the letter to AP & T.

ORAL COMMUNICATIONS:

Chair Anderson would like to have the Historical Advisory Board consider restoring the station signs.

Board Member Irons stated that we should not continue items because we don't agree with what is in our purview. He does not want the applicant to incur any additional costs on appeal fees and additional time.

Chair Anderson stated that her concern was that she did not have adequate information in the packet and the owner stated that they were going to retain the structure but change the outer appearance and demolish the garage. She would like clarification of the design review process and why some applications come before this Board prior to

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design review approval, and some come after design review has already been approved.

Chair Anderson would like to see a Historical Design Review Board established.

STAFF COMMUNICATION:

Ms. Woodbury stated that the Historical Preservation Ordinance may be ready for the Board's review after the first of the year.

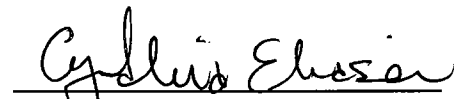
Ms. Woodbury stated that she would like to agendize a work program to discuss how to increase the public's awareness of historical preservation in Alameda. Historic Preservation month is coming up and staff would like the Historical Advisory Board to be on the forefront of this.

Ms. Woodbury reminded the Board that the Ethics training must be completed by the end of this year. The Certificate must be filed with the City Clerk's office.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted by:

A handwritten signature in cursive script, appearing to read "Cynthia Eliason", written over a horizontal line.

Cynthia Eliason
Secretary Historical Advisory Board

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